

State Use 101
Print Date 11-03-2020 10:47:36

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
MCDONALD EDWARD A MCDONALD DANI M 27 KNOLLWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_379390_2848687												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		154000		154,000															
												RES LAND		101		85300		85,300															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		2600		2,600															
				SUPPLEMENTAL DATA																													
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
												Total		241,900		241,900																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
MCDONALD EDWARD A WINTON NEIL A + JOAN S				08871 0125		06-27-1994		U		I		125,000				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				02614 0130		06-23-1958		U		I		0				2020		101		146,200		2019		101		142,200		2018		101		131,800	
																		101		85,300				101		82,800				101		82,800	
																				101		2,600				101		3,900				101	
				Total												Total		234100		Total		228900		Total		218500							
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int							
				Total		0.00												APPROAISED VALUE SUMMARY															
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										154,000													
0001						101		MA		Appraised Xf (B) Value (Bldg)										0													
										Appraised Ob (B) Value (Bldg)										2,600													
										Appraised Land Value (Bldg)										85,300													
										Special Land Value										0													
										Total Appraised Parcel Value										241,900													
										Valuation Method										C													
										Adjustment																							
										Net Total Appraised Parcel Value										241,900													
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY																			
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result					
3		01-02-2011		7		REMODEL		30,000								REMOVE BARING		07-30-2019						334		2		MEASURED					
																		04-13-2012						317		15		PERMIT VISIT					
																		04-01-2004						250		22		MAILER SENT					
																		02-23-2004						311		1		LEFT NOTICE					
																		04-27-1992						107		22		MAILER SENT					
																		07-01-1991						131		2		MEASURED					
																		05-30-1980						500		3		MEAS+INSPCTD					
LAND LINE VALUATION SECTION																																	
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value									
1	101	ONE FAM		RC				11,250 SF		7.58	1.000	5	LAND	1.00	MA	1.00			0			1.000	7.58	85,300									
Total Card Land Units								0.258	AC	Parcel Total Land Area: 0.2583								Total Land Value								85,300							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		93.35
Interior Floor 1	4	CARPET	RCN		244,416
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		154,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	638		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	72	7.48	1960	30	0.00	PR	P	0.75	100
01	SHED/MTL			L	90	5.18	1960	30	0.00	PR	P	0.75	100
08	POOLA-O			L	30	69.00	2001	30	0.00	PR	P	0.75	500
22	WOOD DK			L	240	9.20	2001	70	0.00	GD	G	1.25	1,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		21.98	20,047	
FFL	1ST FLOOR	1,236	1,236		110.15	136,142	
GAR	GARAGE	0	264		44.23	11,676	
TQS	3/4 STORY	684	912		82.61	75,340	
WDK	WOOD DECK	0	82		14.78	1,212	
Ttl Gross Liv / Lease Area		1,920	3,406	2,219		244,416	

